

Supervisors Weishan and Broderick

A RESOLUTION

Placing a moratorium on any real estate transaction involving the transfer of ownership of Bender Park from Milwaukee County to any public or private entity.

WHEREAS, Bender Park is a 306-acre, picturesque park located along the shoreline of Lake Michigan within the City of Oak Creek that Milwaukee County acquired from 1966-1969, through the use of the U.S. Department of the Interior's Land and Water Conservation Fund (LAWCON); and

WHEREAS, based on a project agreement with the Wisconsin Department of Natural Resources, the County agreed to a four-phase development of the park including (1) shoreline and bluff stabilization, (2) waterfront park, (3) golf course development and (4) regional park development and has completed phases one and two and; and

WHEREAS, by 1999, the County had spent \$13 million in land acquisition, shoreline and bluff stabilization and waterfront park development; and

WHEREAS, the County initiated a feasibility study to determine the potential for a golf course at Bender Park; and

WHEREAS, in 2001, the City of Oak Creek provided a copy of its redevelopment plan for the area east of State Trunk Highway 32 to Lake Michigan and south of the South Shore Water Treatment Plant to Oakwood Road to Milwaukee County; and

WHEREAS, the redevelopment plan included a Professional Golfers Association (PGA) level golf course at Bender Park that would be surrounded by high-end residential development; and

WHEREAS, since then, the County has received numerous solicitations from developers interested in developing such a golf course at Bender Park with adjacent, high-end residential development on privately owned parcels; and

WHEREAS, these proposals were consistently rejected by the County because they violated the LAWCON restrictions, primarily those dealing with accessibility and fees; and

WHEREAS, the City of Oak Creek recently expressed interest in pursuing a "land swap" with Milwaukee County that would involve a portion of Bender Park in accordance with a new development plan for the area; and

45 WHEREAS, although the City of Oak Creek has not submitted a plan to the County
46 Board for formal action, Milwaukee County is not desirous of transacting any part of or the
47 entire park to any public or private entity for future development; and

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49 WHEREAS, imposing a moratorium on transferring the ownership of the park to a
50 public or private entity will send a message that, besides overcoming the stringent
51 LAWCON restrictions, the County will continue to maintain ownership indefinitely; now,
52 therefore,

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54 BE IT RESOLVED, that the Milwaukee County Board of Supervisors hereby places a
55 moratorium on any real estate transaction involving the transfer of ownership of Bender
56 Park from Milwaukee County to any public or private entity.

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